

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Libby Tart-Schoenfelder, Planning Department Case Manager  
**Date:** October 20, 2016  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1639-01 Village at Westerly Creek Phase 3 - Site Plan  
**Case Number:** 2009-4001-02  
**Applicant's name:** Housing Authority of the City of Aurora  
**Site location:** NW corner of E Kentucky Ave & S Ironton St (830 S. Ironton Street)  
**Processing start date:** **October 17, 2016**

### Application Summary:

The applicant is requesting approval for a Site Plan for 74 residential units in eight buildings and one maintenance building on 5.5 acres.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1147867**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than November 4, 2016. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303--739-7251 or via e-mail at [etart@auroragov.org](mailto:etart@auroragov.org).

I look forward to hearing from you!

**Review and Approval Criteria for  
Site Plan  
Section 146-405(F)(1-11)**

- 
- (F) Criteria for Review and Approval. Approval of site plans under this section may include conditions or limitations. The following criteria shall be considered by the planning and zoning commission and the city council in reviewing applications under this section:**
- 1. Consistency with comprehensive plan. The proposed site plan is consistent with the provisions of the comprehensive plan, the City Code, and plans and policies adopted by city council that apply to the affected area.**
  - 2. Impact on existing city infrastructure and public improvements. The proposed development does not result in undue or unnecessary burdens on the city's existing infrastructure and public improvements, or that arrangements are made to mitigate such impacts.**
  - 3. Density. If the density is different from those of adjacent properties, specific steps are to be taken to achieve compatibility. For residential site plans abutting residential zones of lower density, the development shall provide for transitions in density and building height to protect the character of the lower-density residential areas.**
  - 4. Protection and appropriate use of environmental features and topography to enhance the development. New development shall be designed, where reasonable, to preserve and protect the water quality and wildlife habitat of riparian corridors, wetlands, and floodplains affected by the proposed development. Open space and natural areas shall be preserved, where reasonable, and integrated into developed areas to provide visual diversity in the landscape and to define neighborhood and community character. The design and placement of buildings on a site incorporate and protect view corridors. Where reasonable, the design of the development shall maintain the approximate topographic form of major ridgelines, swales, and landforms.**
  - 5. Landscaped area. All site plans shall conform to adopted landscaping standards or guidelines adopted by city council. Certain portions of the city may be designated for special design treatments and standards.**
  - 6. Internal efficiency of design. The proposed design of the site plan achieves internal efficiency for its users, including safe and convenient pedestrian access to common areas for recreation and other services,**

facilities, and amenities provided by the development. The proposed design shall provide for safe and convenient access for service and maintenance personnel performing routine duties related to but not limited to mail delivery and pick-up, utility meter reading, and other services.

7. **Control of nuisance impacts.** The proposed development controls nuisance impacts on itself and surrounding land uses including heat and glare, traffic congestion, noise, arrangement of signs and lighting, features to prevent littering and accumulation of trash, the amount and quality of storm drainage, the provision of adequate light and air, compatible screening of rooftop mechanical units, and other factors deemed to affect public health, safety and general welfare.
8. **Urban design, building architecture, and landscape architecture.** The site plan shall establish a high quality of design, demonstrate how compatibility with adjacent development and surrounding urban design elements will be achieved as well as internal consistency of design, and satisfy the city's adopted design standards and/or guidelines. The relationship between mass and space shall be combined and integrated to produce aesthetic and functional buildings and landscapes.
9. **Adequacy, accessibility, and connectivity of traffic and circulation plans.** The design and efficiency, and connectivity of vehicular, bicycle, and pedestrian transportation systems, linkages to open space and trails, availability of resident and guest parking, loading spaces, convenience of location, and access to public transit facilities shall be adequate and functional.
10. **Street standards.** Public and private streets included in the site plan shall conform with city street standards.
11. **Past Performance.** The city council and the planning commission are authorized to consider the past performance of an applicant in their consideration of any site plan. The planning commission or city council may deny any approval of a site plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions or representations on a prior development.

VILLAGE AT WESTERLY CREEK PHASE 3 - SITE PLAN | App Accepted | 1147867

Property Owner List

First Name	Last Name	Business/Org	Property Address	Mailing Address
PROPERTY	OWNER	WELCH LAND AND CATTLE COMPANY	830 S IRONTON ST AURORA CO 80012	7329 KENDRICK WAY ARVADA CO 8007-7857
PROPERTY	OWNER	WELCH LAND AND CATTLE COMPANY	800 S IRONTON ST AURORA CO 80012	910 S HAVANA STREET AURORA CO 80012
PROPERTY	OWNER	HAVCO LLC	894 S IRONTON ST AURORA CO 80012	9064 E WESLEY DRIVE DENVER CO 80231-7653
KIM PHUNG	THI	PHAT LA	901 S IRONTON ST AURORA CO 80012	901 S IRONTON STREET AURORA CO 80012
PEDRO	FLORES	CLAUDIO HARO	902 S IRONTON ST AURORA CO 80012	902 S IRONTON STREET AURORA CO 80012
MICHAEL	HEDQUIST		903 S JAMAICA ST AURORA CO 80012	9400 E ILIFF AVE #108 DENVER CO 80231-3485
DARLA	STUART	MANSOUR RASI	904 S JAMAICA ST AURORA CO 80012	904 S JAMAICA STREET AURORA CO 80012
AARON	WESTPHAL		905 S JOLIET ST AURORA CO 80012	303 S BROADWAY, SUITE 200-606 DENVER CO 80209
PROPERTY	OWNER	COPENN LLC	906 S JOLIET ST AURORA CO 80012	921 OLIVE STREET DENVER CO 80220-4815
JEFFREY	HERRINGTON		907 S KENTON ST AURORA CO 80012	907 S KENTON STREET AUROAR CO 80012
KOJO ATIBA	HILAIRE		895 S KENTON ST AURORA CO 80012	895 S KENTON STREET AURORA CO 80012-3147
DIANE	MATSON		885 S KENTON ST AURORA CO 80012	885 S KENTON STREET AURORA CO 80012-3147
SOPHIA	REID		860 S KENTON ST AURORA CO 80012	860 S KENTON STREET AURORA CO 80012-3147
BHAKTI	MISHRA		845 S KENTON ST AURORA CO 80012	845 S KENTON STREET AURORA CO 80012-3147
ALAN & KAREN	GETZ		825 S KENTON ST AURORA CO 80012	825 S KENTON STREET AURORA CO 80012-3147
MATTHEW	BEALS	JONATHAN BEALS	815 S KENTON ST AURORA CO 80012	815 S KENTON STREET AURORA CO 80012-3147
JEMBERU	FULLA	YESHI BOGALE & GETAHU GIDEY	805 S KENTON ST AURORA CO 80012	805 S KENTON STREET AURORA CO 80012-3147
NASRIN	MEHMANESH		793 S KENTON ST AURORA CO 80012	793 S KENTON STREET AURORA CO 80012-3121
CHRISTOPHER & SARAH	FICCO		783 S KENTON STREET AURORA CO 80012	783 S KENTON STREET AURORA CO 80012-3121
LAURA	BAKER		10850 E EXPOSITION AVE AURORA CO 80012	10850 E EXPOSITION AVENUE AURORA CO 80012- 2100
AKI EDWARD	TRUSETT	PROPERTY OWNER	10742 E EXPOSITION AVE 327 AURORA CO 80012	91-305 EWA BEACH RD EWA BEACH HI 96706-2938
EDWIN	GIBBINS		10752 E EXPOSITION AVE 130 AURORA CO 80012	686 S QUENTIN STREET AURORA CO 80012-2344

ELSA	RASCON		10752 E EXPOSITION AVE 131 AURORA CO 80012	10752 E EXPOSITION AVE #131 AURORA CO 80012-2119
JOHN PAUL	KELLY	J. MONTECILLA, P. BORELLI ET AL	10752 E EXPOSITION AVE 132 AURORA CO 80012	1521 VINE STREET #106 DENVER CO 80206-1345
PROPERTY	OWNER	WYCOMNT EFFICIENT HOMES LLC	10752 E EXPOSTIION AVE 133 AURORA CO 80012	1202 PACIFIC CT FT. LUPTON CO 80621-2708
AHMED	KASSAR		10752 E EXPOSITION AVE 229 AURORA CO 80012	10752 E EXPOSITION AVE #229 AURORA CO 80012-2119
EMILIA	BLUHM		10752 E EXPOSITION AVE 230 AURORA CO 80012	11775 ELIZABETH CIR THORNTON CO 80233-2304
NIAN JUN	ZU	XIAOLIN YAN	10752 E EXPOSITION AVE 231 AURORA CO 80012	10752 E EXPOSITION AVE #231 AURORA CO 80012-2119
STEVE & PATRICE	BARASH		10752 E EXPOSITION AVE 232 AURORA CO 80012	21800 E HERITAGE PKWY AURORA CO 80016-7243
PROPERTY	OWNER	PLDT TRUST 4 SUITE 170-440	10752 E EXPOSITION AVE 233 AURORA CO 80012	6893 INGLETON DR CASTLE PINES CO 80108
PEDRO	GUTIERREZ		10752 E EXPOSITION AVE 330 AURORA CO 80012	19791 E 58TH PL AURORA CO 80019
PROPERTY	OWNER	WELTON MORTGAGE CO	10752 E EXPOSITION AVE 331 AURORA CO 80012	333 W HAMPDEN AVE #520 ENGLEWOOD CO 80110-2335
STEVE & PATRICE	BARASH		10752 E EXPOSITION AVE 332 AURORA CO 80012	21800 E HERITAGE PKWY AURORA CO 80016-7243
HOWARD	SHAW	10752-333 LLC	10752 E EXPOSITION AVE 333 AURORA CO 80012	21753 E ROWLAND CIR AURORA CO 80016-3608

ROGER MILLER RANGEVIEW NEIGHBORHOOD ASSOC 845 S GENEVA ST DENVER CO 80247	51	CHRISTINE WILLIAMS PEACHWOOD HOA 5619 DTC PARKWAY SUITE 900 GREENWOOD VILLAGE CO 80111	58	NOT REGISTERED STEPPINGTON PLACE CONDOS	62
NOT REGISTERED HAVANA VILLA NBHD ORGANIZATION	68	NOT REGISTERED AURORA HILLS VILLAGE HOA	70	CEDAR COVE C/O CCM, LLC CEDAR COVE CONDO ASSOCIATION PO BOX 102230 DENVER CO 80250	84
ARNIE SCHULTZ VILLAGE EAST NEIGHBORHOOD ASSOCIATION 1137 S OAKLAND AURORA CO 80012	86	NOT REGISTERED HIGHLINE/EXPO NBHD ASSOC	109	NOT REGISTERED CHESAPEAKE HOA	113
MAUREEN WADE COLO MGMT SPEC GENTRY HOA 13900 E HARVARD AVE #106 AURORA CO 80014	135	KATE TAUER HIGHLAND PARK EAST 481 OAKLAND ST AURORA CO 80010	140	NOT REGISTERED AURORA HILLS NBHD ASSOCIATION	170
NOT REGISTERED ROUNDTREE AURORA ASSOCIATION	193	NOT REGISTERED LYN ACRES	207	TRAVIS FUNK COBBLEWOOD HOA 492 S KINGSTON CIR AURORA CO 80012	230
NOT REGISTERED PEACHWOOD II HOA	238	NOT REGISTERED BUCKINGHAM STATION APARTMENTS	242	TINA COVEY ELEVEN ONE ELEVEN CONDO HOA 11101 E ALAMEDA AVE UNIT 203 AURORA CO 80012	265
BRITTANY BULL PINNACLE RANCH HOA 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	289	MGMT SPECIALISTS INC CARRIAGE VILLAGE HOA 6892 S YOSEMITE CT STE 2-101 CENTENNIAL CO 80112	296	NOT REGISTERED BUCKINGHAM VILLAGE TH ASSOC	315
EVERETT BOWEN KINGS MARK HOA 11066 E LOUISIANA PL AURORA CO 80012	363	NOT REGISTERED HIGH HOLLOWES CONDOS	369	MITCHELL POWELL Buckingham Oaks Condominium Association 921 S DEARBORN WAY AURORA 80 80012	410